

***Village of Barrington  
Special Meeting for the  
Architectural Review Commission  
Minutes Summary***

Date: March 31, 2005

Time: 7:00 p.m.

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: John Julian III, Chair, Architectural Review Commission  
John Patsey, Architectural Review Commission  
Karen Plummer, Architectural Review Commission  
Stephen Petersen, Architectural Review Commission  
Joseph Coath, Architectural Review Commission

Staff Members: Jeff O'Brien, Planner/Zoning Coordinator

***Call to Order***

Mr. Julian called the meeting to order at 7:04 p.m. The Roll Call noted the following: Stephen Petersen, present; John Patsey, present; Karen Plummer, present; Joseph Coath, present; John Julian III, present. There being a quorum, the meeting proceeded.

***New Business***

**ARC 05-05 Shops at Flint Creek, 500 North Hough Street (Public Meeting – Non-Historic)**

Petitioner: Todd Berlinghof, Managing Member, Hamilton Partners, Inc.  
David Duffy, Architect, The Jenkins Group

The petitioner is requesting to construct a retail development at the Carton Craft site. The retail shopping center will include 50,000 square feet of retail space and a drive-through bank on an outlot of the property. The property is located in the B-4 Zoning District.

The development will include three buildings; the bank and two larger buildings facing each other. The petitioner is proposing to use utility brick, renaissance stone and other traditional architectural features.

Mr. O'Brien stated that due to the complex nature of the site, staff believes the site is being driven by the drive-thru element. Staff's concerns are with this drive-thru and will be working with the petitioner on addressing these concerns.

Mr. Julian asked for board comment.

Ms. Plummer asked about the signage. Ms. Plummer asked staff if the proposed signs are in compliance with the Village's requirements.

Mr. O'Brien replied that the signage is in compliance with the Village's requirements.

Ms. Plummer asked if the proposed signs are able to be replaced for new tenants.

Mr. Berlinghof replied that signs can be switched.

Mr. Julian asked if the signs will be illuminated.

Mr. Berlinghof replied yes.

Ms. Plummer commented that signage is important as it is a major factor in attracting customers.

Mr. Julian asked how the signs will be lit.

Mr. Berlinghof replied that ground lighting will be used to allow greater display.

Ms. Plummer asked if the current tenant, Bank of America, will continue to occupy space at the site.

Mr. Berlinghof responded that Bank of America has a mortgage company at the site.

Ms. Plummer asked if there is a limit on the number of banks in the Village.

Mr. O'Brien responded that any buildings, banks included, which become vacant must be converted back to retail space. In this case, banks are allowed on the site.

Ms. Plummer asked where the dumpsters will be located.

Mr. Berlinghof referred to the drawing to display the dumpster pad.

Mr. Julian asked where the HVAC will be located.

Mr. Berlinghof replied that the HVAC will be located on the roof and displayed the area from the drawing.

Ms. Plummer asked what controls will be in place to prevent run-off into the creek.

Mr. Berlinghof replied a catch basin will be installed to collect run-off.

Mr. Coath asked what type of roofing materials are proposed and are samples available.

Mr. Berlinghof replied that they would be using an architectural shingle. Mr. Berlinghof replied that they did not bring samples, but will provide them at the next meeting.

Mr. Coath asked if models from other towns, such as Deer Park were used as reference.

Mr. Duffy replied no, but the proposal is similar in design to retail sites in Deer Park.

Mr. Julian asked whether alternate roofing materials could be used for the three buildings.

Mr. Duffy replied that the company preferred the dark shingle material.

Mr. Julian asked if building elevations were available.

Mr. Berlinghof replied not at this time, but they will be available.

Mr. Julian asked whether elevations for the bank building were available.

Mr. Berlinghof replied they will be available at a future date.

Mr. O'Brien noted that the bank building will not be presented at this meeting.

Mr. Berlinghof stated that the bank building will be similar in design to the proposed buildings.

Mr. Coath advised that in the past the Commission discouraged the use of utility brick. He commented that he liked the streetscape building, but would like some individuality to the buildings, which would allow a natural progression.

Mr. Berlinghof stated that due to the size of the strip, there are restrictions in using the natural progression of the streetscape. In response to the use of utility brick, Mr. Berlinghof prefers using utility brick due to the cost of building materials. Mr. Berlinghof commented that this retail site will not have the exposure of other retail sites such as sites along Route 14, for example. Most of the tenants will probably be 'Mom and Pop' businesses.

Mr. Coath advised that for the aesthetic purposes, he prefers using the architectural brick instead of the utility brick.

Mr. Berlinghof stated that although he agrees with the quality of architectural brick, he disagrees that the size of the brick is an issue.

Ms. Plummer asked if the architectural brick could be used in the front of the building and the utility brick could be used in the back of the building.

Mr. Duffy noted that architectural brick is a nicer brick, but because of the design, the utility brick can be used to achieve the goal.

Mr. Coath noted that he would prefer a greater variation.

Mr. Petersen noted that he agreed with Mr. Coath on his comments and would prefer a greater variation, such as roofing materials and architectural designs.

Mr. Berlinghof advised that there could be minor modifications, such as using different roofing materials, but requested that both the board and the petitioner look into compromising. Mr. Berlinghof noted that the requests from the tenants have to be taken into consideration.

Mr. Petersen advised that the location is near the historic district and there is a progression leading into the historic district.

Mr. Julian asked if steps were included in the plans.

Mr. Berlinghof replied that steps have been included.

Ms Plummer commented that she preferred variations as it sets precedence.

Mr. Patsey asked whether a barrier will be built between the buildings and the creek. Mr. Patsey noted that the Park District has a restoration project underway and this project will display the back of the building.

Mr. Berlinghof advised that they will be cleaning up the area and taking down only one tree. Mr. Berlinghof advised they are proposing to build a bridge over the creek. He advised the developers are looking into building a bike path.

Mr. Julian asked the petitioner if they have met with the Park District regarding connection of their proposed bike path to the Park District's bike path.

Mr. Berlinghof replied that they did meet with the Park District. The Park District advised that they do not want Hamilton Partners to connect their bike path to the Park District's bike path at this time.

Mr. Julian asked who the petitioner met with at the Park District.

Mr. O'Brien advised the petitioner met with Pat McCord from the Park District.

Mr. Patsey stated he would like to see the proposed sign plan to include the height measurements.

Mr. Julian asked if the master sign plan will be available before approval.

Mr. O'Brien replied yes.

Mr. Julian asked if renaissance lentils are proposed on the 'World Travel' space.

Mr. Duffy replied yes.

Mr. Julian asked if the lentils will consist of a precast material.

Mr. Duffy replied the proposed material will be a cord stone and presented a sample.

Mr. Julian commented that he liked the two separate samples of the awning stripes and the color scheme.

Mr. Julian asked staff to read the board's recommendations.

Mr. O'Brien announced the following recommendations:

1. Using more substantial roofing material such as cedar shingles or synthetic slate.
2. Using standard modular brick on the store front and utility brick on the rear of the building.
3. Using classical detail on the buildings and examining nearby older buildings as reference.
4. South building should have more variation using alternate details.
5. Scale drawing of monument sign to be provided before approval.

Mr. Julian advised that staff will send a letter to the petitioner with the Architectural Review Commission's recommendations. Staff will inform the petitioner when the next meeting will be scheduled.

Mr. Berlinghof asked for the Village's approval procedures. Mr. Berlinghof commented that he is concerned with some of the recommendations. He advised that he has to take the tenant's requests into consideration.

Mr. Julian stated that the petitioner cannot design the building based solely on the tenant's requests.

Mr. Berlinghof stated that although he agrees, the tenant's preferences have to be taken into consideration as the tenant could decide to pick a site somewhere else. Mr. Berlinghof noted that this site is not a premium site and the tenant could find a different location where their needs could be met.

Mr. Julian commented that they will not base their approvals based on tenants needs. If the tenant chooses not to use this site, that is up to the tenant. Mr. Julian noted that this proposal is a good concept, but they will have some recommendations.

Mr. Julian asked if the board was ready to adjourn.

#### ***Adjournment***

Mr. Petersen moved to adjourn the meeting. Mr. Patsey seconded the motion. Voice vote noted all ayes. The meeting was adjourned at 8:18 p.m.

Respectfully submitted,  
Paula Emerson  
Recording Secretary

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John Julian, Chairperson  
Architectural Review Commission